

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Julia Brand, Presiding  
Courtroom 1375 Calendar**

Tuesday, September 3, 2024

Hearing Room 1375

10:00 AM  
2:07-00000

Chapter 0

#0.00

**PLEASE REFER TO THE RECENTLY UPDATED COURT WEBSITE, "PHONE/VIDEO APPEARANCES" TAB, TO DETERMINE IF PHONE/VIDEO APPEARANCE IS PERMITTED FOR YOUR MATTER OR WHETHER IN PERSON APPEARANCE IS REQUIRED.**

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**Join By Computer**

Meeting URL: <https://cacb.zoomgov.com/j/1619411325>

Meeting ID: **161 941 1325**

Password: **180683**

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[+1 646 828 7666](tel:+16468287666) or [833 568 8864](tel:8335688864) (Toll Free)

Meeting ID: **161 941 1325**

Password: **180683**

Docket 0

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**CONT...**

**Chapter 0**

**Tentative Ruling:**

- NONE LISTED -

**United States Bankruptcy Court  
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2:24-15956 Omar Aguado Aguado and Seidi E Gonzalez-Zavala

Chapter 13

#1.00 Motion for relief from the automatic stay [PP]

TD BANK, N.A.  
vs.  
DEBTOR

Docket 15

**Tentative Ruling:**

No opposition was filed. The Court takes judicial notice of the Chapter 13 Plan filed in this case on July 26, 2024, which appears to reject the subject property.

The motion is GRANTED pursuant to 11 U.S.C. § 362(d)(1) to permit movant, its successors, transferees and assigns, to enforce its remedies to repossess or otherwise obtain possession and dispose of its collateral pursuant to applicable law, and to use the proceeds from its disposition to satisfy its claim. Movant may not pursue any deficiency claim against the debtor or property of the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501. Movant is secured by a security interest and lien on the debtor's 2022 Nissan Frontier. The debtor has failed to make payments. This is "cause" to terminate the stay under 11 U.S.C. § 362(d)(1).

**Appearances waived.**

The 14-day period specified in FRBP 4001(a)(3) is waived. **All other relief is denied.**

The movant shall upload an appropriate order via the Court's LOU system.

**Party Information**

**Debtor(s):**

Omar Aguado Aguado

Represented By  
Hector Vega

**United States Bankruptcy Court  
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10:00 AM

**CONT... Omar Aguado Aguado and Seidi E Gonzalez-Zavala**

**Chapter 13**

**Joint Debtor(s):**

Seidi E Gonzalez-Zavala

Represented By  
Hector Vega

**Movant(s):**

TD Bank, N.A.

Represented By  
Sheryl K Ith

**Trustee(s):**

Nancy K Curry (TR)

Pro Se

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10:00 AM

2:24-14930 Doris J Douglass

Chapter 7

#2.00 Motion for relief from the automatic stay [UD]

REDWOOD HOLDINGS, LLC  
vs  
DEBTOR

Docket 22

**Tentative Ruling:**

Debtor filed an opposition to the motion.

The motion is GRANTED pursuant to 11 U.S.C. §§ 362(d)(1) and (d) (2). The stay is terminated as to the debtor and the debtor's bankruptcy estate with respect to the movant, its successors, transferees and assigns. Movant may enforce its remedies to obtain possession of the property in accordance with applicable law, but may not pursue a deficiency claim against the debtor or property of the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501. **Appearances are required.**

Movant served the debtor with a three-day notice to quit the premises on December 17, 2023. Movant filed an unlawful detainer complaint on December 21, 2023. A judgment was entered on May 9, 2024 and a writ of possession for the Property was issued on May 24, 2024. Debtor filed the bankruptcy petition on June 21, 2024 in an apparent effort to stay enforcement of the unlawful detainer judgment. Debtor has been divested of her tenancy interest in the foreclosed residential property. *See Eden Place, LLC v. Sholem Perl (In re Perl)*, 811 F.3d 1120, 11-27-28 (9th Cir. 2016) (execution of a writ of possession after unlawful detainer proceedings extinguished the occupant's legal and equitable possessory interests in the property). Any claims she may have can be raised in state court.

The 14-day period specified in FRBP 4001(a)(3) is waived. All other relief is denied.

The movant shall upload an appropriate order via the Court's LOU system.

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**CONT... Doris J Douglass**

**Chapter 7**

**Party Information**

**Debtor(s):**

Doris J Douglass

Pro Se

**Movant(s):**

Redwood Holdings, LLC

Represented By  
Sam Chandra

**Trustee(s):**

Sam S Leslie (TR)

Pro Se

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**2:24-15332 Christina Marie Rodriguez**

**Chapter 7**

**#3.00** Motion for relief from the automatic stay [UD]

STEVEN XIAOGANG ZHANG; ROSEMARY CAI  
vs.  
DEBTOR

Docket 15

**Tentative Ruling:**

None.

<b>Party Information</b>
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**Debtor(s):**

Christina Marie Rodriguez Pro Se

**Movant(s):**

Steven Xiaogang Zhang Represented By  
James M Blucker

**Trustee(s):**

Wesley H Avery (TR) Pro Se

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2:24-15239 Cesar Obdulio Mata and Ruth Mata

Chapter 7

#4.00 Motion for relief from stay [PP]

MERCEDES-BENZ VEHICLE TRUST SUCESSOR  
IN INTEREST TO DAIMLER TRUST  
VS.  
DEBTOR

Docket 12

**Tentative Ruling:**

No opposition was filed.

The motion is GRANTED pursuant to 11 U.S.C. §§ 362(d)(1) and (d) (2) to permit movant, its successors, transferees and assigns, to enforce its remedies to repossess or otherwise obtain possession and dispose of its collateral pursuant to applicable law, and to use the proceeds from its disposition to satisfy its claim. Movant may not pursue any deficiency claim against the debtor or property of the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501. Since a chapter 7 case does not contemplate reorganization, the sole issue before the court when stay relief is sought under 11 U.S.C. § 362(d)(2) is whether the debtor has equity in the property. See e.g., Nev. Nat'l Bank v. Casgul of Nev., Inc. (In re Casgul of Nev., Inc.), 22 B.R. 65, 66 (9th Cir. BAP 1982); Ramco Indus. v. Preuss (In re Preuss), 15 B.R. 896 (9th Cir. BAP 1981). **Appearances waived.**

The subject property is subject to a lease. The lease matured on July 14, 2024. Debtor surrendered the vehicle on July 6, 2024. The trustee cannot administer the subject property for the benefit of creditors. The trustee has filed a no asset report. This is "cause" to terminate the stay under 11 U.S.C. § 362(d)(1).

The 14-day stay of FRBP 4001(a)(3) is ordered waived. **All other relief is denied.**

The movant shall submit an appropriate order.



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**CONT... Cesar Obdulio Mata and Ruth Mata**

**Chapter 7**

**Party Information**

**Debtor(s):**

Cesar Obdulio Mata

Represented By  
Misty A Perry Isaacson

**Joint Debtor(s):**

Ruth Mata

Represented By  
Misty A Perry Isaacson

**Movant(s):**

Mercedes-Benz Vehicle Trust

Represented By  
Sheryl K Ith

**Trustee(s):**

Howard M Ehrenberg (TR)

Pro Se